



Memorandum

Date: January 25, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

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From: Jose Gonzalez, P.E., Acting Assistant Director
Environmental Resources Management

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Subject: DIC No. Z2004000424
Jose Milton and Village Center Trust
6790 NW 186th Street and 18255-18345 NW 68th Avenue
11-52-40

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing.

Potable Water Supply:

The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). Public water exists within the property in the form of an 8-inch network. Connection of the proposed development to the public water supply system shall be required. The estimated demand for this project is 67,000 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for these mains is MDWASD's Hialeah-Preston Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State, and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions stipulated by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the South Florida Building Code in order to use more efficiently the southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is use of drought tolerant plants, reduced use of turf grass together with efficient irrigation system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Sewer Service:

The subject property is located within the franchised sewer service area of the Miami-Dade Water & Sewer Department (MDWASD). Public sanitary sewers abut the site in the forms of a 12-inch force main and an 8-inch gravity main located along the west side of the property. This system directs the flow to pump station 30-0406, located at 18201 NW 68th Avenue, and then to pump station 30-1310.

The flow is then directed to the North District Treatment Plant. All mentioned pump stations are currently working within the mandated criteria set forth in the First Partial Consent Decree. Connection of the proposed development on the site to the public sanitary sewer system will be required.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewerage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for on-site flood protection from the 5-year / 1-day storm and sufficient on-site retention of the stormwater runoff of a 25 year / 3-day storm event. Pollution control devices shall be required at all drainage inlet structures.

The subject property is located within the Western C-9 Basin, and thus qualifies for a Surface Water Management Individual Permit, which shall be required for the construction and operation of the required surface water management system. This permit must be obtained prior to re-development of site, final plat and public works approval of paving and drainage plans. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Hazardous Waste:

A review of DERM records indicates that there are no records of current or historical contamination, assessment, or remediation issues on the subject property. A search within 500 feet of the property was conducted and the following sites were identified as having current or historical contamination issues:

Dry Clean USA
18468 NW 67 Avenue
IW5-3394

Dry cleaning solvent contaminated site. Currently in a state administered cleanup program.

Air Quality Preservation:

DERM staff from the Air Quality Management Division has reviewed the available information, and does not anticipate that this project will adversely impact the local air quality.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Nick Nitti, DIC Coordinator